

FILED
GREENVILLE, CO. S. C.

MORTGAGE

1408 106

AUG 25 4 04 PM '77

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 25th day of August 1977, between the Mortgagor, Leon Moody

(herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 23 S. Main Street, P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

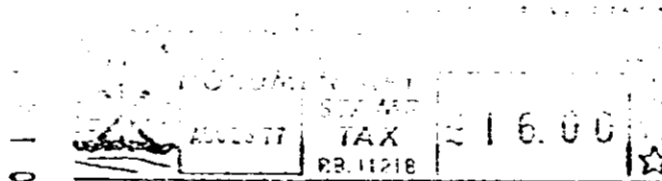
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2003.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as Lot No. 31, Hampshire Hills Subdivision, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 5D, at Page 79, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Newport Drive at the joint front corner of Lots 31 and 32 and running thence with the joint line of said lots, N. 20-36 W., 215 feet to an iron pin; thence S. 66-34 W., 160 feet to an iron pin; thence S. 20-39 E., 218.2 feet to an iron pin on the northerly side of Newport Drive; and running thence with the said side of Newport Drive, N. 66-23 E., 160 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Williams Builders, Inc. and recorded in the R. M. C. Office for Greenville County on the 25th day of August 25, 1977, in Deed Book 1063 at Page 460.



which has the address of Newport Drive Greenville, South Carolina (herein "Property Address");
[Street] [City] [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.